



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.tornet.com.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed
Friday, July 20, 2007

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, JULY 18, 2007
CEQA WORKSHOP 6:00 P.M.
REGULAR AGENDA 7:00 P.M.

"To cultivate kindness is a valuable part of the business of life."

~ DR SAMUEL JOHNSON ~

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on 07/13/07.
5. **APPROVAL OF MINUTES: MAY 16 2007 & JUNE 6 2007**
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.

ROLL CALL: ____ Browning ____ Busch ____ Gibson ____ Horwich ____ Uchima ____ Weideman ____ Chairperson Fauk

8. TIME EXTENSIONS

9. CONTINUED HEARINGS

- A. PRE07-00005, WAV07-00005: RICK SELLERS (KEN AND JAN BERRYMAN)
Planning Commission consideration for approval of a Precise Plan of Development to allow second story additions in conjunction with a setback Waiver for an existing two-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 413 Via La Soledad. (Res. Nos. 07-069, 07-070)

10. WAIVERS

11. FORMAL HEARINGS

- A. MOD07-00003, PCR04-00003, WAV07-00012: JAMES GARCIA
Planning Commission consideration for approval of a Modification of a previously approved Planning Commission Review (PCR04-00003) to allow a remodel that will involve the demolition of at least 50 percent of the floor area on the main house in conjunction with a Waiver to allow less than the required side yard setbacks on the northerly and southerly side yards on property located in the Small Lot, Low Medium Overlay in the R-2 Zone at 2203 Gramercy Avenue.
(Res. Nos. 07-080, 07-081)
- B. PRE07-00007, WAV07-00008: TOM ROCHFORD (CHRISTINE SULLIVA)
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence in conjunction with a Waiver to allow less than the required side yard setbacks on property located in the Hillside Overlay District in the R-1 Zone at 21333 Howard Ave.
(Res. Nos. 07-082, 07-083)
- C. PRE06-00022: WILL BASILIO (NOLA FERRARO)
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 22638 Draille Drive. (Res. No. 07-084)

12. RESOLUTIONS

13. PUBLIC WORKSHOP ITEMS

- A. The purpose of this Workshop is to provide the Planning Commission with an overview of CEQA guidelines and review processes.

14. MISCELLANEOUS ITEMS

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

17. ORAL COMMUNICATIONS FROM THE PUBLIC #2

18. ADJOURNMENT

ROLL CALL: ____ Browning ____ Busch ____ Gibson ____ Horwich ____ Uchima ____ Weideman ____ Chairperson Faulk

P.C. 07/18/07